



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

March 26, 2021

Via Emailed PDF

Ron Schneck
Square 134 Architects
1501 11th Street NW, Ste. #3
Washington, DC 20001

Re: 2714 Poplar Street NW – Square 1260, Lot 0822 (the “Property”)

Dear Ron Schneck,

This letter is in reference to the Preliminary Design Review Meeting you had with my office on February 17, 2021 regarding your client’s intended residential development at the Property (the “Project”).

The Property is known as Lot 0822 in Square 1260 and has a total land area of 900 square feet. Square 1260 is bounded by Poplar Street NW to the north, 27th Street NW to the east, O Street NW to the south, and 28th Street NW to the west. The Property is rectangular and is bounded by Poplar Street NW to the north, Lot 118 to the west, Lot 821 to the south, and Lot 816 to the east. At present, the Property is a single-family rowhouse, between an existing residential rowhouse to the west and an existing semi-detached residence to the east. Within Square 1260 there is no alley located between Poplar Street NW and O Street NW. The Property has no Building Restriction Line.

The property is located in the R-20 Zoning District and the Georgetown Historic District. The project will be completed in two phases. Phase one proposes an interior renovation and cellar addition to the existing single-family residence, and phase two proposes extending the first and second floor, as well as adding a third story. Phase two also proposes converting the connected cellar level into a short-term rental.

The Project will front Poplar Street NW and will create a thirty-five feet (35’-0”) building height at the completion of phase two. The building height is measured from the Building Height Measuring Point (“BHMP”), which measures the distance from existing grade at the midpoint of the front elevation to the highest point of the roof or parapet. Any pergola, railing, or similar roof structure, or penthouse shall

not exceed the permitted building height by more than four feet. The third-floor addition in phase two, will be setback from the street to reduce visibility.

In summary, the PDRM review team found the following:

The Project on the Property is in compliance with the Zoning Regulations

As represented in the conceptual plans attached as Exhibit A, the Project will be completed in two phases. Phase one is a two story, single-dwelling residence. Phase two is a three-story, single-dwelling residence with an optional short-term rental unit in the cellar. A short-term rental is permitted as an accessory use to a principal residential use as matter of right per Subtitle U Section 205.1 (f).

Floor Area Ratio (FAR): For R- Zones, Floor Area Ratio is not applicable. There are no maximum FAR requirements for this zone. In general, FAR includes areas under roof; however, the cellar floor area does not count according to the rules of measurement under Subtitle B Section 304.5. For the cellar level, the allowable height is less than 5'-0" from grade to top of ground floor. Balconies 2'-0" in depth do not count towards FAR. Projections into public space including bays, balconies and areaways also do not count towards FAR.

Lot Occupancy: The maximum allowable lot occupancy is 60% per Table D 1204.1. As I confirmed (Exhibit C), the existing property is considered a "Row Building" and not a "Semi-Detached Building" for Zoning purposes, as the 0.68 ft offset from the property line is not considered a side yard as it is less than one foot. The measurements and placement of the existing building are shown in Plat attached as Exhibit B. The project's proposed lot occupancy for phase one is 45%, and for phase two is 60%. Balconies 2'-0" in depth, do not count towards lot occupancy. Projections into public space including bays, balconies and areaways do not count towards lot occupancy. In addition, uncovered stairs and landings that serve the main floor do not count toward lot occupancy.

Density / Lot Dimensions: The property does not meet the minimum lot width requirements listed in Table D 1202.1. However, the lot existed prior to the 2016 Zoning Regulations. Per Subtitle C Section 301.1 the lot is considered conforming, provided the Tax Lot is converted to a Record Lot, for the purposes of building permits and uses of the zone in which the lots are located.

Height: The allowable height in this zone is thirty-five feet (35 ft.) and a maximum of three (3) stories, excluding penthouse structures per Subtitle D Section 1203.1. Height is measured from the Building Height Measuring Point (BHMP) to the highest point of the roof or a parapet which per Subtitle D Section 1203.3. The overall building height for Phase Two will be measured to the highest point of the roof at 35'-0", which is conforming for the R-20 zone.

Pervious Surface: The existing property has zero percent (0%) pervious surface. Although Subtitle D Section 1208.2, notes a minimum requirement of twenty

percent (20%) pervious surface, the property is not required to comply with the pervious surface requirement per Subtitle C Section 501.2.(d). The proposed addition increases the lot occupancy by fifteen percent (15%) in phase two (45+15=60%). The pervious surface requirement is only applicable when an addition to a historic resource increases the existing lot occupancy by twenty-five percent (25%) or more.

Rear Yard: The minimum rear yard setback shall be a minimum of twenty feet (20 ft.) per Subtitle D Section 1206.2. The proposed rear yard setback for Phase One is 31' - 6" and for Phase Two is 21' - 8 1/4." Per Subtitle D 1206.3 a rear wall of an attached or semi-detached building shall not be constructed to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on an adjoining property. The existing property only has one adjoining neighbor, Lot 118 to the west. For phase one, the proposed rear wall does not extend beyond the farthest rear wall of the adjoining neighbor. For phase two, the addition extends less than 6.5 ft from the adjacent neighbor. As attached in Exhibit A, the rear wall of the proposed development extends less than 10' - 0" beyond the farthest rear wall of any adjoining principal residential building.

Side Yard: As I confirmed (email in Exhibit C), the existing property is considered a "Row Building" and not a "Semi-Detached Building" for Zoning purposes, as the 0.68 ft offset from the property line is not considered a side yard as it is less than one foot. The measurements and placement of the existing building are confirmed by the Plat attached as Exhibit B. No side yard is required for a principal building. The proposed development can be built lot line to lot line as a matter of right.

Areaways: Per Subtitle B, Areaway measurements impacting "Finished Grade" apply to the building face and not the building rear. The proposed lower level is considered a cellar and not a basement, as the finished floor of the ground floor is less than five feet (5 ft) above the adjacent natural or finished grade. The proposed cellar access areaway is on the property and the areaway does not count towards FAR, lot occupancy, or affect grade calculations.

Vehicle Parking: The property does not have alley access and is not required to accommodate the parking requirements per Subtitle C Section 702.4(a) as the property is landlocked.

Bicycle Parking: Bike parking is not required for this property. The proposed project does not have eight (8) or more dwelling units per Subtitle C Section 802.1.

Green Area Ratio (GAR): Properties in R Zones are not required to provide a GAR per Subtitle C Section 601.2.

Inclusionary Zoning: The Property is not required to provide Inclusionary Zoning Dwelling Units per Subtitle C Section 1001.2. The proposed building does not have more than 10 units.

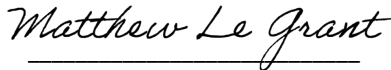
Use Permissions: Per Subtitle D, Section 1211.2, use permissions for R-20 zones are specified in Use Group C, under Subtitle U, Chapter 2. Per Subtitle U, Section 202.1(b), accessory uses subject to Subtitle U Section 250 shall be permitted as a matter of right for R-Use Groups, including Use Group C. For phase two, the proposed dwelling can have a short-term rental as an accessory use to a principal residential use per Subtitle U, Section 250.1(f). as a matter of right, provided a wet bar Declaration of Covenant is completed. The requested use permission does not require approval by the Board of Zoning Adjustment.

Conclusion:

Based on the attached drawings, I find the proposed redevelopment of the Property complies with the R-20 District requirements and is permitted as a matter-of-right. Accordingly, when you file the drawings for a building permit, my office will approve drawings that are consistent with the plans attached to this letter.

Please let me know if you have any further questions.

Sincerely,



Matthew Le Grant
Zoning Administrator

Zoning Technician: Chyna Barber

Attachments:

- 1) Preliminary Architectural Drawings dated 2-17-21
- 2) Existing Plat
- 3) Row Dwelling Confirmation Email
- 4) Existing Photographs

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.